150.0	0006	0010.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	790,900	/	790,900
USE VALUE:	790,900	/	790,900
ASSESSED:	790,900	/	790,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAXTER THOMAS J & JENNIFER R
Owner 2:	
Owner 3:	
Street 1:	15 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOSCO TIMOTHY J/JACLYN L F -
Owner 2:	-
Street 1:	15 GRANDVIEW RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1504 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6200.000	305,400	700	484,800	790,900
Total Card	0.142	305,400	700	484,800	790,900
Total Parcel	0.142	305,400	700	484,800	790,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 525.86 | /Parcel: 525.86

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 99547

GIS Ref:

GIS Ref:

Insp Date: 08/01/18

!11793!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0006-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	305,400	700	6,200.	484,800	790,900		Year end	12/23/2021
2021	101	FV	295,000	700	6,200.	484,800	780,500		Year End Roll	12/10/2020
2020	101	FV	295,000	700	6,200.	484,800	780,500	780,500	Year End Roll	12/18/2019
2019	101	FV	229,200	700	6,200.	454,500	684,400	684,400	Year End Roll	1/3/2019
2018	101	FV	229,200	0	6,200.	375,700	604,900	604,900	Year End Roll	12/20/2017
2017	101	FV	229,200	0	6,200.	345,400	574,600	574,600	Year End Roll	1/3/2017
2016	101	FV	229,200	0	6,200.	315,100	544,300	544,300	Year End	1/4/2016
2015	101	FV	214,900	0	6,200.	309,100	524,000	524,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:07:17

LAST REV

Date	Time
08/29/18	08:24:39
apro	

PAT ACCT. 11793

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOSCO TIMOTHY J	61697-197		4/29/2013		582,500	No	No		
COATES PATRICIA	49803-476		7/19/2007		450,000	No	No		
CHIPMAN ROBERT	26869-352		11/29/1996		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	99547
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2011	307	Redo Bas	100					FRAME BMT WALL
3/30/2009	173	Redo Kit	3,166					
3/13/2009	140	Redo Kit	9,200					
4/30/2008	424	Re-Roof	4,750			G9	GR FY09	
8/7/2007	668	Manual	5,000					renovate main stai
5/4/2001	286	Wood Dec	4,500	O				12X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Inspected	BS	Barbara S
5/4/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	MLS	MM	Mary M
11/1/2008	Meas/Inspect	197	PATRIOT
1/20/2000	Inspected	263	PATRIOT
12/9/1999	Mailer Sent		
11/18/1999	Measured	272	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200		Sq. Ft.	Site		0	80.	0.98	9									484,800						484,800	

Total AC/HA:	0.14233	Total SF/SM:	6200	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	484,800	Spl Credit		Total:	484,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34813833
Const Adj.:	0.99989998
Adj $ / SQ:	148.280
Other Features:	83028
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342358
Depreciation:	36975
Depreciated Total:	305383

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

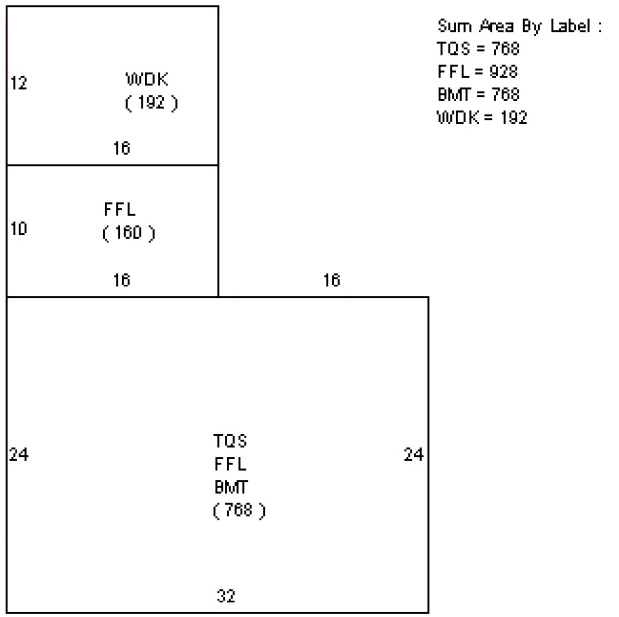
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.28
Special Features:	0	Val/Su Net:	123.94
Final Total:	305400	Val/Su SzAd	203.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	148.280	137,604
BMT	Basement	768	44.480	34,164
TQS	3/4 Story	576	148.280	85,409
WDK	Deck	192	11.210	2,152

Net Sketched Area:	2,464	Total:	259,329
Size Ad	1504	Gross Area	2656	FinArea	1504
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0006-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X15	A	AV	2015	4.75	T	5	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc